

Staff Summary Report

City Council Meeting Date: 12/09/10

Agenda Item Number: ____

SUBJECT: Request approval for an Amended Subdivision Plat for ELLIOT BUSINESS PARK 5, located at 7805 South Hardy Drive.

DOCUMENT NAME: 20101209cdrl02 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **ELLIOT BUSINESS PARK 5 (PL100365)** (Tempe Marketplace Commerce Associates LLP; Hunter Engineering, applicant) located at 7805 South Hardy Drive in the GID, General Industrial District. The request includes the following:

SBD10002 – Final Subdivision Plat of six (6) lots and three (3) tracts on 42.79 acres.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989)

LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

DEPARTMENT REVIEW BY: Chris Anaradian, Community Development Director (480-858-2204)

FISCAL NOTE: There is no fiscal impact on City funds.

RECOMMENDATION: **Staff – Approval, subject to conditions**

ADDITIONAL INFO: Total site area: 42.786 acres

Lot 1: 6.521 acres

Tract A: 0.320 acres

Lot 2: 6.831 acres

Tract B: 0.338 acres

Lot 3: 6.872 acres

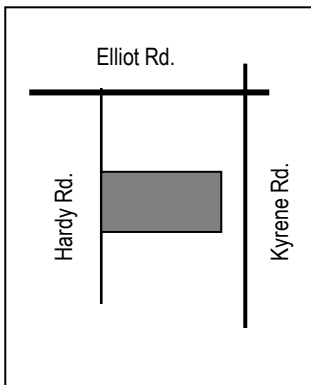
Tract C: 1.533 acres

Lot 4: 7.210 acres

Lot 5: 6.331 acres

Lot 6: 6.830 acres

A re-plat of this property is requested for the individual sale of the industrial buildings on their own lot, together with common access tracts (Tract A and B) and retention area (Tract C).



PAGES:

1. List of Attachments
2. Comments / Reason for Approval / Conditions of Approval
2. History and Facts / Zoning and Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Intent
- 4-6. Subdivision Plat

COMMENTS:

The property is located southwest of Elliot and Kyrene Roads, along Hardy Road, within an industrial neighborhood. The site consists of four (4) existing industrial buildings with two (2) more approved for future construction at the rear of the property. The large industrial site intends to be split into individual lots with their own building, for the purpose of individual sale or property lease. The shared access to the site will be dedicated by means of a twenty foot wide tract that runs between the proposed lots. This tract also serves the purpose of defining the lots without street frontage by determining the front yard setback. Lot lines adjacent to the access tracts will be those lots front yard, for the purpose of the Zoning and Development Code. An additional tract C is provided at the rear of the property for the purpose of an existing retention basin. The property will conform to the General Industrial District standards; therefore staff recommends approval of this request subject to the conditions stated in this report.

REASON FOR APPROVAL:

The Subdivision Plat has access to a public street and conforms to the technical standards of Tempe City Code Chapter 30, Subdivisions.

CONDITIONS OF APPROVAL:

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with Maricopa County Recorder's Office through the City of Tempe Development Services Department on or before December 9, 2011. Failure to record the plat on or before December 9, 2011, which is one (1) year from date of City Council approval, shall make the approval of the plat null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
3. Submit the Covenant, Conditions and Restrictions document prior to recordation, which shall be reviewed and in a form satisfactory to the City Attorney's Office and the Community Development Department.
4. A shared parking application shall be submitted and reviewed, granting use of parking acceptable to meet parking code requirements for each lot.

HISTORY & FACTS:

August 21, 1997 City Council approved the Final Subdivision Plat for Elliot Business Park, located with this site.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307: Subdivisions, Lot Splits and Adjustments.